



AVALON™

LAND OF
WONDER & ENCHANTMENT



MOSSCREEK

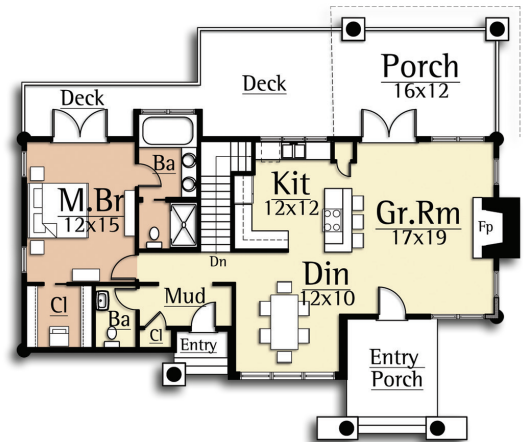
THE BLACK BEAR

Bedrooms: 3 • Baths: 2.5 • HSF: 2,885
\$719,900

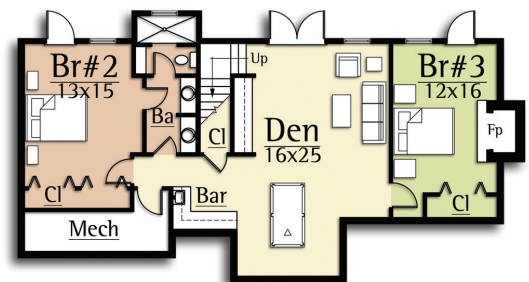
The Black Bear by MossCreek can find itself at home in any wilderness area throughout the US. The design features 3 Bedrooms, 2.5 Baths, with a Master on the main level. A large 1.5-story vaulted Great Room with exposed timber trusses and an open Kitchen / Dining Room create a dramatic interior.

The lower level provides an economical solution for sloping homesites while creating a spacious recreational room and 2 Bedroom suites. A full Veranda along the back completes the relaxed feel of this American cabin retreat. Optional detached garage available.

MAIN LEVEL
1,458 HSF



LOWER LEVEL
1,427 HSF



BLUEREALTYWNC.COM | Mosscreek.net

828.246.9800 | DiscoverAvalon.life | 52 Breckenridge Rd., Waynesville, NC 28785

Turn-key pricing subject to specifications and allowances listed. Pricing and specifications subject to change without notice. Renderings are conceptual and subject to change upon review of final architectural plans. Square Footages are approximate. Plan price does not include homesite price.



THE BLACK BEAR

Bedrooms: 3

Baths: 2.5

Heated Square Feet: 2,885

Loft

Foundation: **Finished Basement**



Turnkey Construction Includes:

- Permits: Building / Construction Permits, Septic Permit, Well Permit
- Builders Risk Insurance
- Septic Allowance of \$6,000
- Water Tap Allowance of \$4,000
- Sitework Allowance of \$30,000
Includes: Clearing, Excavation, Hauling, Grading, Culverts, Bury Gas Lines, Bury Propane Tank, Bury Water and Sewer Lines, Bury Underground Power, Bury Gutter Drain Lines, Bury Cistern (If Applicable), Silt Fencing, Erosion Control / Hydroseeding
- Finished Basement Foundation
- Foundation Waterproofing
- Stone Material and Labor Allowance of \$30,000
- Framing Material and Labor
- Timber Features
- Premium Aluminum Clad Wood Windows and Glass Doors, Thermopane / Low-E Glass, Fiberglass Screens
- Custom Front Entry Door
- Architectural Shingles
- Exterior Finished with Cabot's® Premium Stain
- Interior Finished with Sherwin Williams® Paint, Stain, Sealants

Plumbing Fixtures Include:

- Delta® Oil Rubbed Bronze Faucets / Showerheads
- Kohler® Elongated Commodes
- Kohler® Undermount Sinks All Vanities
- Kohler® Kitchen Sink
- Kohler® Jetted Tub in Master Bath
- Energy Efficient Heating and Air Conditioning System Includes Minimum 15 Seer Heat Pump(s) Zoned for Maximum Efficiency

- Light Fixture Allowance of \$7,000
- Knockdown Finish on Sheetrock
- Eastern White Pine Window and Door Casing With Backband Applied
- Eastern White Pine Baseboard
- Two Panel, V-Groove, Knotty Pine Interior Doors With Oil Rubbed Bronze Hinges
- Wood Tongue and Groove Ceilings in Kitchen, Great Room, Dining, Powder Room, Master Bedroom, Hall
- Oil Rubbed Bronze Lever Handled Door Hardware
- Exterior Handrail with Cedar Top and Bottom Rails and Rustic Pickets
- Wide Plank Wood Flooring in Great Room, Kitchen, Dining, Master Bedroom, Powder Room, Hall
- Custom Tile Flooring in Baths and Laundry Room
- Custom Tile Shower in Baths
- Energy Efficient Electric Water Heat
- Wood Shelving and Closet Rods All Closets
- Rocker Style Light Switches
- Granite Countertops in Kitchen and Baths with Allowance of \$10,000
- Viking® Designer Series Stainless Kitchen Appliances
- Dual Fuel Range • Bosch® Front Load Washer / Dryer
- Custom Alder Cabinetry in Kitchen and Baths
- Custom Glass Shower Enclosures in Baths
- Wood Burning Fireplace in Great Room with Stone Veneer and Heavy Timber Mantle
- Exterior Finishes include Eastern White Pine Board and Batten Siding and Cedar Shake Siding
- Exposed Rafter Eaves
- Bedrooms Wired for Phone, TV, Ceiling Fan, Lights, and Switched Outlets

